



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





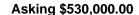








407 Rustic Dr Egg Harbor Township, NJ 08234





COMMENTS

Welcome to beautiful Meadow Run Estates. Pride of ownership shows throughout this pristine property. The front and back yards are professionally landscaped with beautifully maintained gardens, shrubbery, and a complete sprinkler system to keep everything lush and green. An impressive two-story fover welcomes you as you enter the home. The first floor features elegant tile flooring throughout. The eat-in kitchen is complete with granite countertops and stainless steel appliances—perfect for everyday living and entertaining. The spacious living room, with its cozy gas fireplace, offers warmth and comfort on chilly nights. Upstairs, the master bedroom boasts a vaulted ceiling and a generous California walk-in closet. In December 2023, a brandnew roof with two skylights was added, bringing in natural light and enhancing the home's modern appeal. The full-size, unfinished basement provides plenty of extra space for storage, a gym, or a future rec room. Additional highlights include a tankless water heater, a smart thermostat for efficient climate control, and central air with gas heating. Outside, the pool is beautifully maintained and ready for summer enjoyment. The property also features a two-car garage with automatic doors, offering protection and ease of access. All of this is located in a fantastic neighborhood. It's rare to see a home for sale in this sought-after community-don't miss your chance to make it yours!

PROPERTY DETAILS

Exterior Vinvl



OutsideFeatures ParkingGarage Patio Two Car Pool-Above Ground

Ask for Ben Duncan

Berger Realty Inc Appliances Included Basement Basement City Discoll 609-399-0076 finished

GaEnaieto: bmd@bergerrealty.com Microwave

Refrigerator Self Cleaning Oven

Central

HotWater Tankless-gas Water Public

OtherRooms

Dining Room

Eat In Kitchen

Laundry/Utility Room



Sewer Public Sewer